

# Village at Nobscot

Site Development Plans  
03 October 2019

Project Team:

Client:  
Centercorp Retail Properties  
600 Loring Hills  
Ave # 5, Salem, MA 01970  
(978) 741-4740

Architecture:  
CUBE 3  
360 Merrimack Street  
Lawrence, MA 01843  
(978) 989-9900

Civil:  
Kelly Engineering  
1 Campanelli Drive  
Braintree, MA 02184  
(781) 843-4333

Landscape:  
Hawk Design Inc.  
39 Pleasant Street  
Sagamore, MA 02561  
(508) 833-8800

770 / 780 Water Street, Framingham, MA 01701



Village at  
Nobscot

770 / 780 Water  
Street, Framingham,  
MA 01701

Centercorp  
Retail  
Properties

600 Loring Hills  
Ave # 5, Salem,  
MA 01970

NOT FOR  
CONSTRUCTION

drawing by: AA  
drawing checked by: DC  
drawing scale: NTS  
drawing date: 03 Oct 2019  
project number: 15114.00 MA

drawing revisions:		
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Cover  
Sheet

A-000



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## Unit Mix & Building Summary

**A-001**

North Building				1ST FLOOR	2ND FLOOR	3RD FLOOR			
UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT AVG. NRSF*	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH INLINE	1	720	5	10	9	24	17,280	46.2%
A1a	1 BED/1 BATH INLINE	1	720	0	2	2	4	2,880	7.7%
A2	1 BED/1 BATH INLINE	1	740	0	0	0	0	0	0.0%
A2a	1 BED/1 BATH INLINE	1	740	0	1	1	2	1,480	3.8%
A3	1 BED /1 BATH + DEN (INSIDE CORNER)	1	995	0	0	0	0	0	0.0%
A4	1 BED /1 BATH + DEN (OUTSIDE CORNER)	1	860	0	0	0	0	0	0.0%
A5	1 BED /1 BATH + DEN (INSIDE CORNER)	1	960	0	0	0	0	0	0.0%
A6	1 BED /1 BATH + DEN (INSIDE CORNER)	1	920	0	0	0	0	0	0.0%
1-BR TOTALS			721	AVG. 1-BR UNIT SIZE			30	21,640	57.7%
B1	2 BED/2 BATH INLINE UNIT	2	1,080	3	6	3	12	12,960	23.1%
B2	2 BED /2 BATH + DEN (OUTSIDE CORNER)	2	1,180	0	0	0	0	0	0.0%
B3	2 BED /2 BATH (OUTSIDE CORNER)	2	1,140	1	2	2	5	5,700	9.6%
B4	2 BED /2 BATH (OUTSIDE CORNER)	2	1,160	0	0	0	0	0	0.0%
B5	2 BED /2 BATH + DEN (OUTSIDE CORNER)	2	1,180	0	0	0	0	0	0.0%
2-BR TOTALS			1,098	AVG. 2-BR UNIT SIZE			17	18,660	32.7%
C1	3 BED/2 BATH OUTSIDE CORNER	3	1,220	0	0	0	0	0	0.0%
C2	3 BED/2 BATH OUTSIDE CORNER	3	1,300	1	2	2	5	6,500	9.6%
3-BR TOTALS			1,300	AVG. 3-BR UNIT SIZE			5	6,500	9.6%
TOTALS				10	23	19	52	46,800	100.0%

PARKING		AVERAGE UNIT SIZE	900	SQ. FEET	RESIDENTIAL SUMMARY	GSF
SURFACE PARKING SPACES					FIRST FLOOR (NO RETAIL)	12,460
PARKING RATIO		TOTAL BEDROOM COUNT			SECOND FLOOR	23,260
					THIRD FLOOR	19,310
					RESIDENTIAL GSF	55,030
North Building						
South Building					EFFICIENCY	85.0%
Total Units						

Project	Unit Totals	%
1-BR	105	66.5%
2-BR	45	28.5%
3-BR	8	5.1%
Total	158	100.0%

Residential Project Parking Totals	
North Building Surface Parking	80
South Building Surface Parking	165
Total	245

Overall Parking Ratio =	1.55
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South Building				1ST FLOOR	2ND FLOOR	3RD FLOOR			
UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF*	# OF UNITS	# OF UNITS	# OF UNITS	TOTAL UNITS	TOTAL NRSF	UNIT MIX
A1	1 BED/1 BATH INLINE	1	720	10	14	14	38	27,360	35.8%
A1α	1 BED/1 BATH INLINE	1	720	2	2	2	6	4,320	5.7%
A2	1 BED/1 BATH INLINE	1	740	4	4	4	12	8,880	11.3%
A2α	1 BED/1 BATH INLINE	1	740	0	1	1	2	1,480	1.9%
A3	1 BED /1 BATH + DEN (INSIDE CORNER)	1	995	3	3	3	9	8,955	8.5%
A4	1 BED /1 BATH + DEN (OUTSIDE CORNER)	1	860	1	1	1	3	2,580	2.8%
A5	1 BED /1 BATH + DEN (INSIDE CORNER)	1	960	1	1	1	3	2,880	2.8%
A6	1 BED /1 BATH + DEN (INSIDE CORNER)	1	920	0	1	1	2	1,840	1.9%
1-BR TOTALS			777	AVG. 1-BR UNIT SIZE			75	58,295	70.8%
B1	2 BED/2 BATH INLINE UNIT	2	1,080	3	3	3	9	9,720	8.5%
B2	2 BED /2 BATH + DEN (OUTSIDE CORNER)	2	1,180	1	1	1	3	3,540	2.8%
B3	2 BED /2 BATH (OUTSIDE CORNER)	2	1,140	2	4	4	10	11,400	9.4%
B4	2 BED /2 BATH (OUTSIDE CORNER)	2	1,160	1	1	1	3	3,480	2.8%
B5	2 BED /2 BATH + DEN (OUTSIDE CORNER)	2	1,180	1	1	1	3	3,540	2.8%
2-BR TOTALS			1,131	AVG. 2-BR UNIT SIZE			28	31,680	26.4%
C1	3 BED/2 BATH OUTSIDE CORNER	3	1,220	1	1	1	3	3,660	2.8%
C2	3 BED/2 BATH OUTSIDE CORNER	3	1,300	0	0	0	0	0	0.0%
3-BR TOTALS			1,220	AVG. 3-BR UNIT SIZE			3	3,660	2.8%
TOTALS				30	38	38	106	93,635	100.0%

PARKING		AVERAGE UNIT SIZE	883	SQ. FEET	RESIDENTIAL SUMMARY	GSF
SURFACE PARKING SPACES	165				FIRST FLOOR	38,270
PARKING RATIO	1.56	TOTAL BEDROOMS	140		SECOND FLOOR	38,270
					THIRD FLOOR	38,270
					RESIDENTIAL GSF	114,810
					EFFICIENCY	81.6%



Type	Totals	Affordable	Work Force
NORTH BUILDING			
ONE BEDROOM UNITS	30	3	1
	57.7%	60.0%	50.0%
TWO BEDROOM UNITS	17	1	1
	32.7%	20.0%	50.0%
THREE BEDROOM UNITS	5	1	0
	9.6%	20.0%	0.0%
NORTH BUILDING TOTALS	52	5	2
SOUTH BUILDING			
ONE BEDROOM UNITS	75	8	4
	70.8%	72.7%	66.7%
TWO BEDROOM UNITS	28	2	1
	26.4%	18.2%	16.7%
THREE BEDROOM UNITS	3	1	1
	2.8%	9.1%	16.7%
SOUTH BUILDING TOTALS	106	11	6
TOTALS			
ONE BEDROOM UNITS	105	11	5
	66.5%	68.8%	62.5%
TWO BEDROOM UNITS	45	3	2
	28.5%	18.8%	25.0%
THREE BEDROOM UNITS	8	2	1
	5.1%	12.5%	12.5%
SOUTH BUILDING TOTALS	158	16	8



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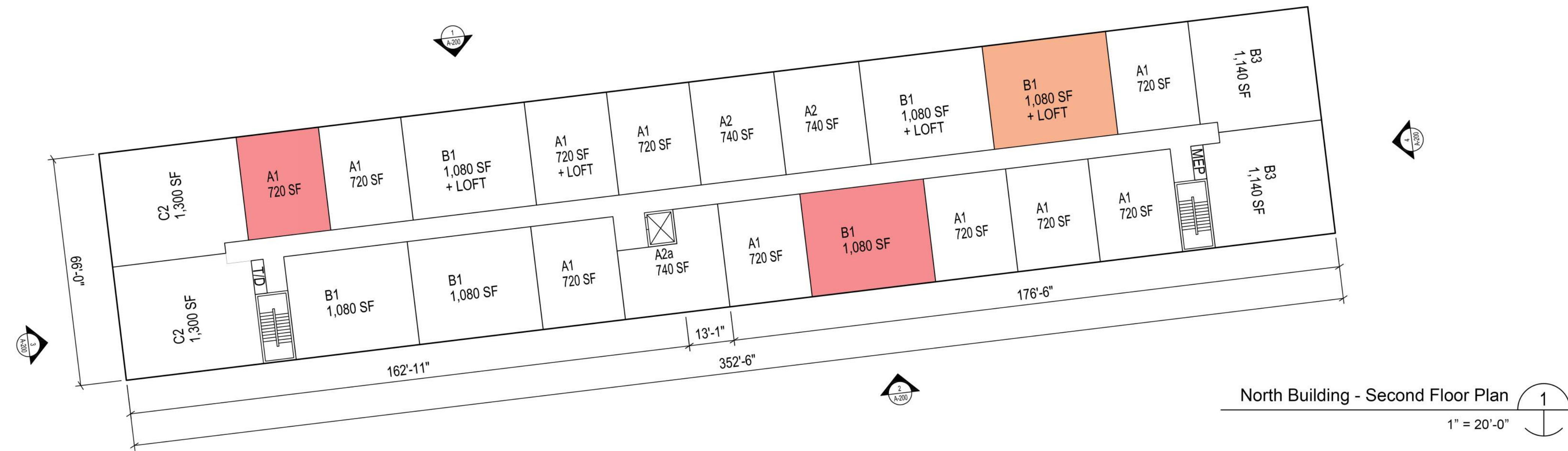
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No.	Description	Date

Ground  
Floor Plan

A-101



Type	Totals	Affordable	Work Force
NORTH BUILDING			
ONE BEDROOM UNITS	30	3	1
	57.7%	60.0%	50.0%
TWO BEDROOM UNITS	17	1	1
	32.7%	20.0%	50.0%
THREE BEDROOM UNITS	5	1	0
	9.6%	20.0%	0.0%
NORTH BUILDING TOTALS	52	5	2
SOUTH BUILDING			
ONE BEDROOM UNITS	75	8	4
	70.8%	72.7%	66.7%
TWO BEDROOM UNITS	28	2	1
	26.4%	18.2%	16.7%
THREE BEDROOM UNITS	3	1	1
	2.8%	9.1%	16.7%
SOUTH BUILDING TOTALS	106	11	6
TOTALS			
ONE BEDROOM UNITS	105	11	5
	66.5%	68.8%	62.5%
TWO BEDROOM UNITS	45	3	2
	28.5%	18.8%	25.0%
THREE BEDROOM UNITS	8	2	1
	5.1%	12.5%	12.5%
SOUTH BUILDING TOTALS	158	16	8



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## Centercorp Retail Properties

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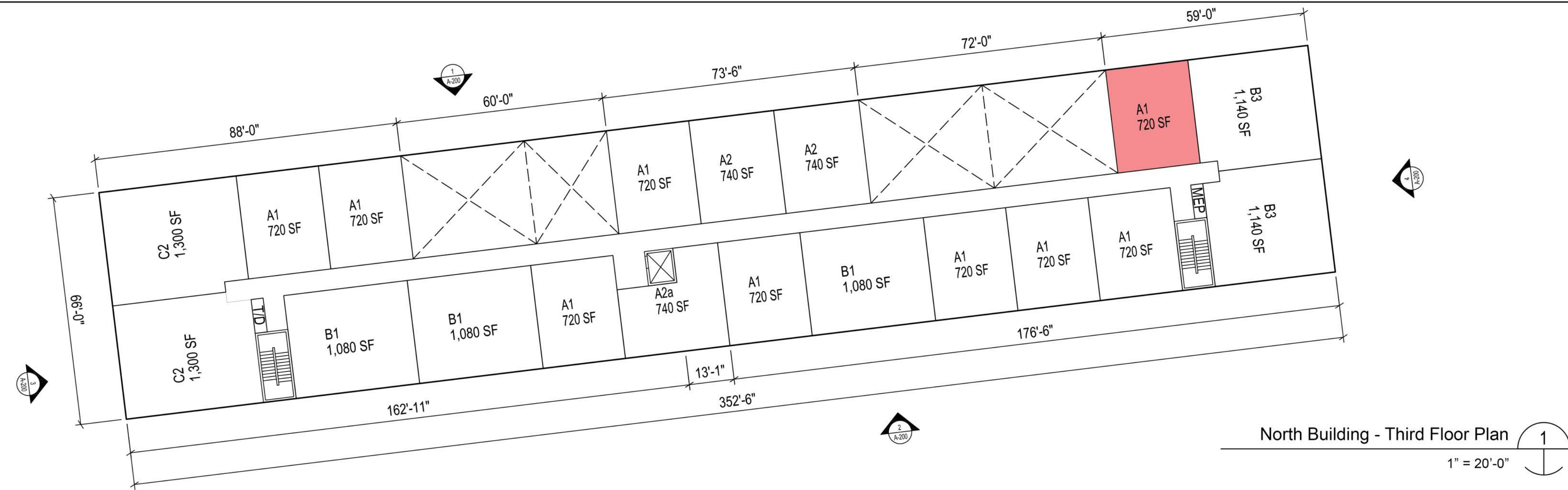
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## Second Floor Plan

**A-102**



Type	Totals	Affordable	Work Force
NORTH BUILDING			
ONE BEDROOM UNITS	30	3	1
	57.7%	60.0%	50.0%
TWO BEDROOM UNITS	17	1	1
	32.7%	20.0%	50.0%
THREE BEDROOM UNITS	5	1	0
	9.6%	20.0%	0.0%
NORTH BUILDING TOTALS	52	5	2
SOUTH BUILDING			
ONE BEDROOM UNITS	75	8	4
	70.8%	72.7%	66.7%
TWO BEDROOM UNITS	28	2	1
	26.4%	18.2%	16.7%
THREE BEDROOM UNITS	3	1	1
	2.8%	9.1%	16.7%
SOUTH BUILDING TOTALS	106	11	6
TOTALS			
ONE BEDROOM UNITS	105	11	5
	66.5%	68.8%	62.5%
TWO BEDROOM UNITS	45	3	2
	28.5%	18.8%	25.0%
THREE BEDROOM UNITS	8	2	1
	5.1%	12.5%	12.5%
SOUTH BUILDING TOTALS	158	16	8



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Third  
Floor Plan

A-103



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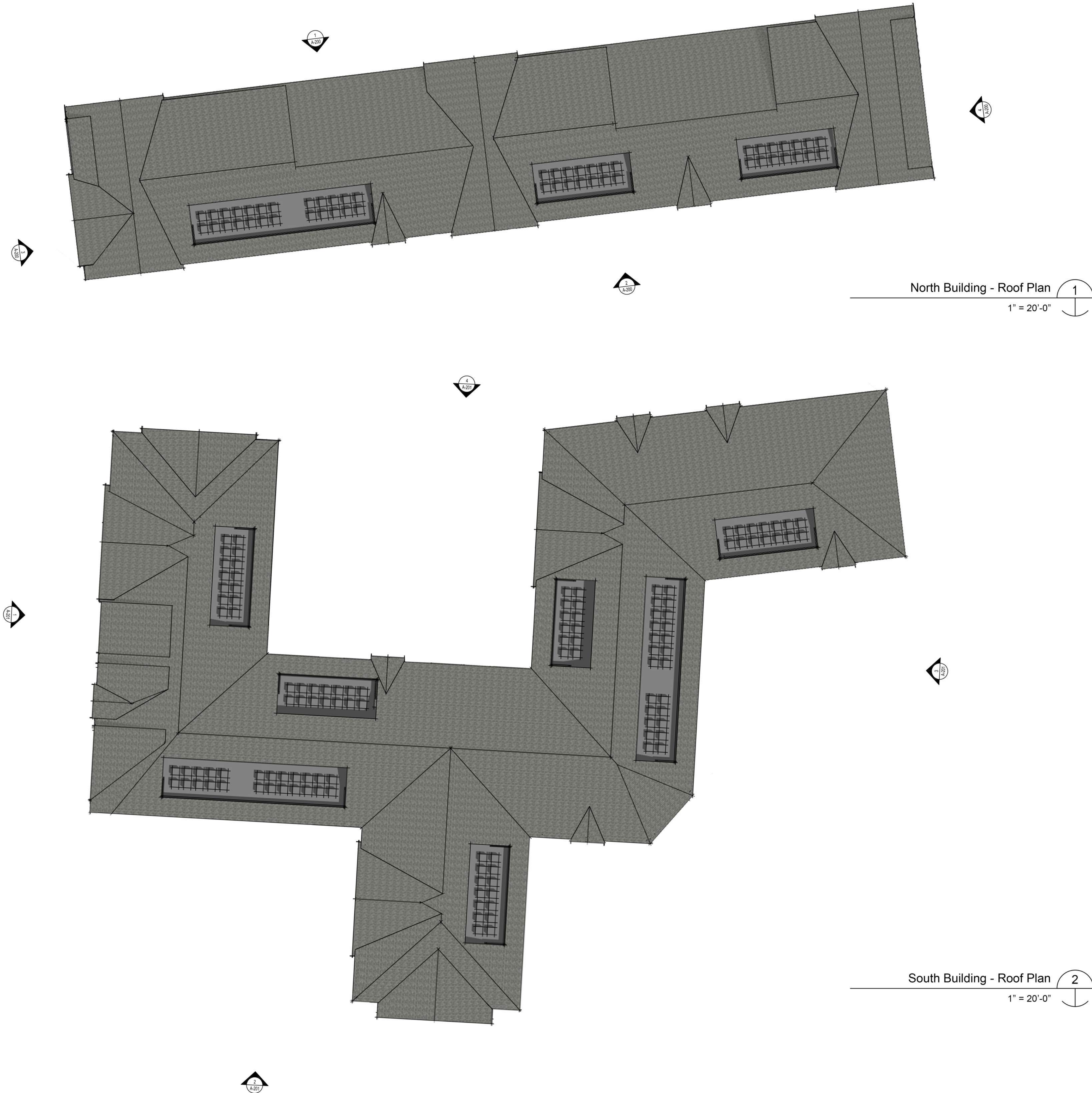
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Roof Plan

A-104





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## North Building Elevations


## A-200




North (Front) Elevation - Water Street


1/16" = 1'-0"



South (Rear) Elevation 



East (Side) Elevation  3  
1/16" = 1'-0"

West (Side) Elevation 





West Elevation - Towards CVS 1  
1/16" = 1'-0"



South Elevation 2  
1/16" = 1'-0"



East Elevation 3  
1/16" = 1'-0"



North Elevation 4  
1/16" = 1'-0"

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**South  
Building  
Elevations**

**A-201**



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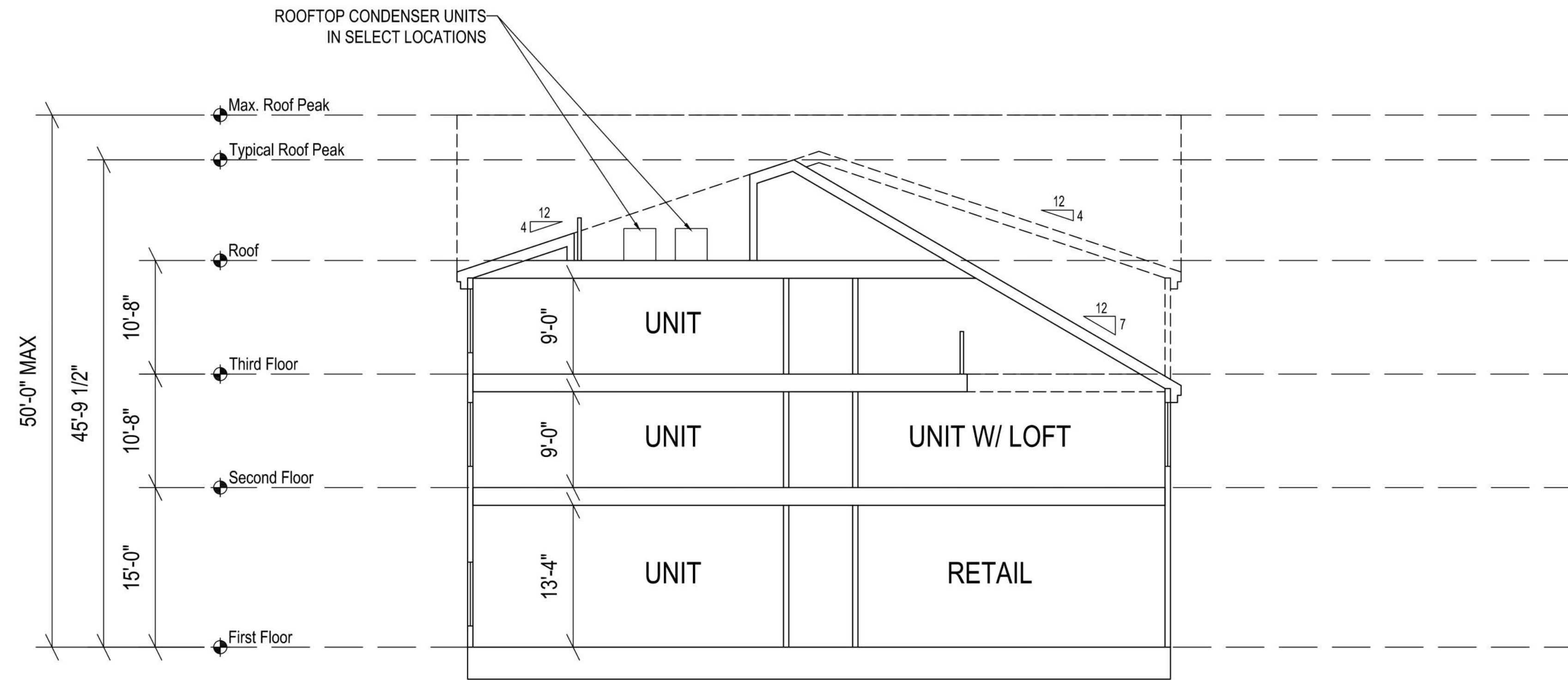
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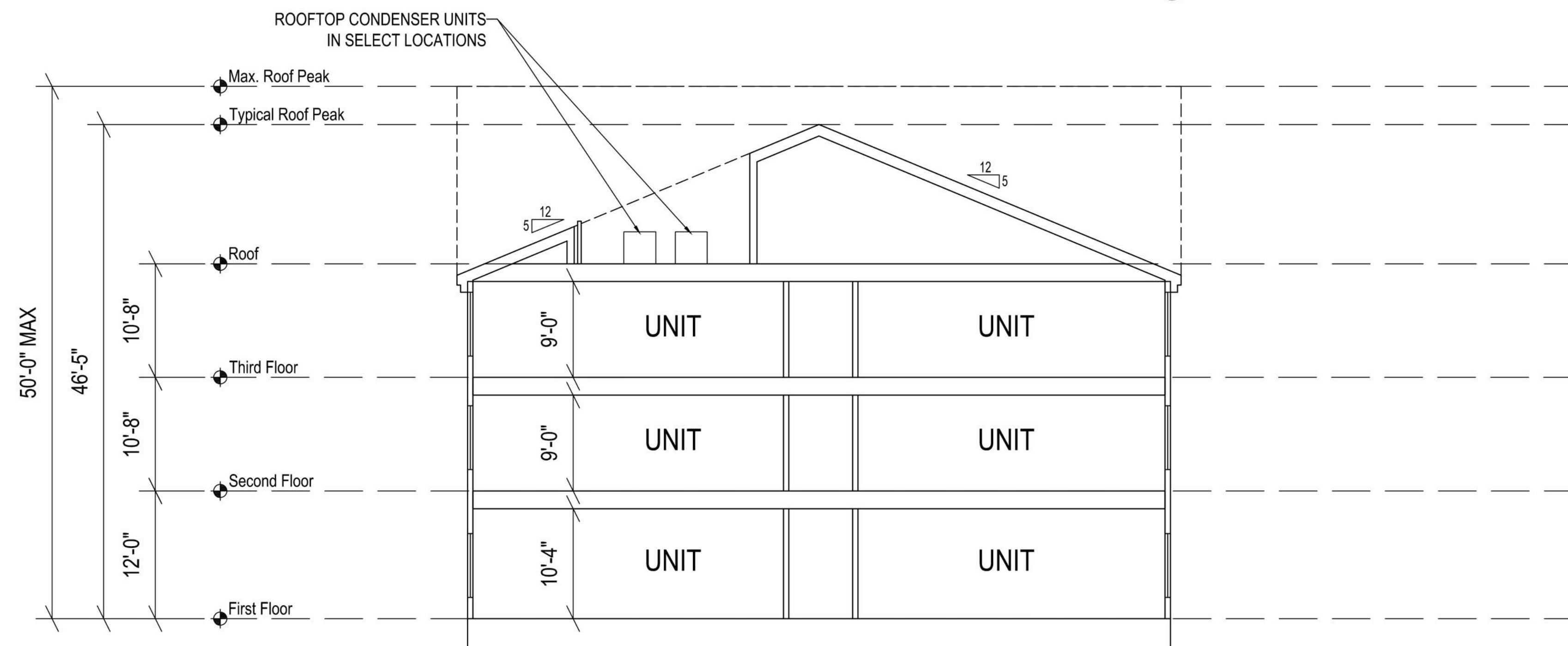
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## Concept Building Sections

## A-300



North Building Typical Section 1

$$1/8'' = 1'-0''$$


South Building Typical Section 2

$$1/8'' = 1'-0''$$